HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

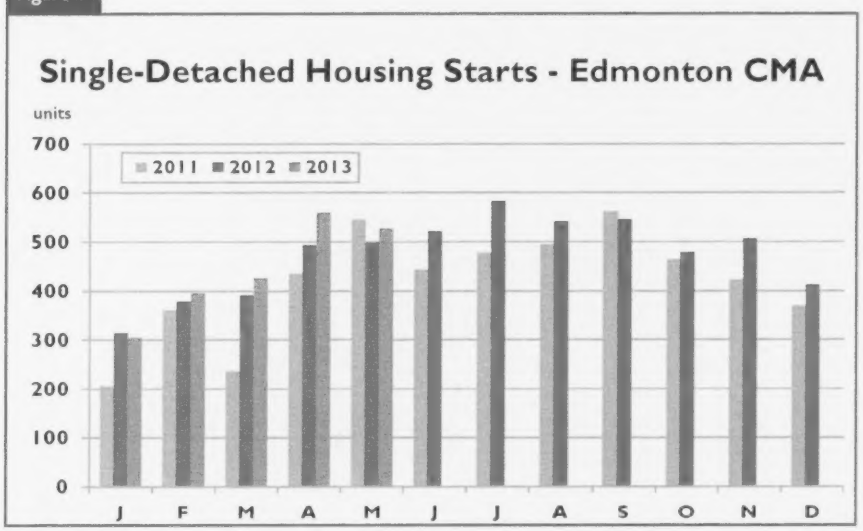
Date Released: June 2013

Home Market

Edmonton Housing Starts in May 2013

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 1,864 units in May, a 50 per cent increase from 1,246 units in the same month in 2012. Year-over-year gains were recorded in both sectors of new home construction, though the increase in starts was most pronounced within the multi-family component. Within the City of Edmonton, total housing starts rose from 889 units in May 2012 to 1,281 units in 2013. To the end of May, total starts in the Edmonton CMA increased by 41 per cent from the corresponding period in 2012, reaching 6,216 units.

Figure 1



Source: CMHC

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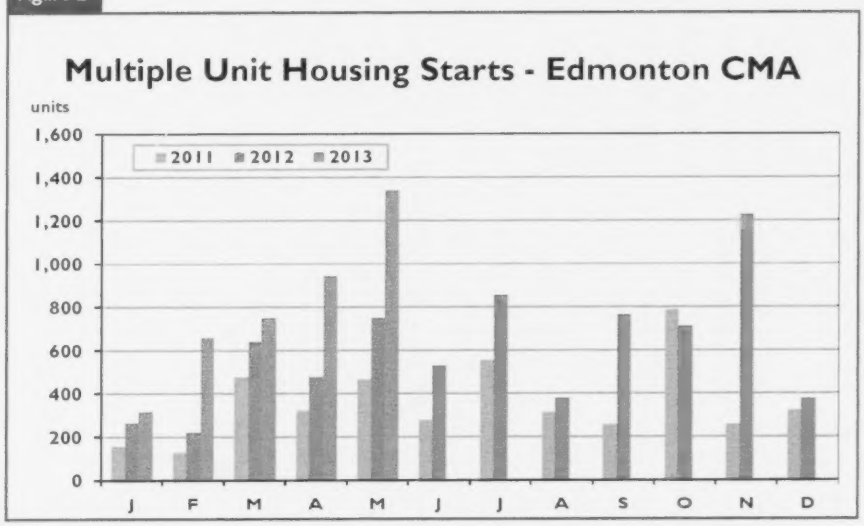
Figure 2



Source: CMHC

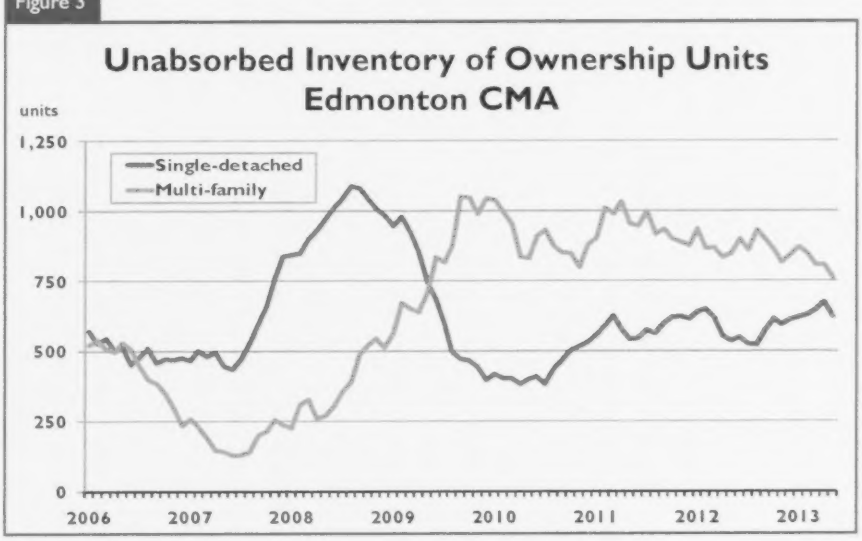
Single-detached starts in the Edmonton CMA rose six per cent from 497 units in May 2012 to 526 units in 2013. Strong employment gains, coupled with positive net migration and lower active listings on the resale market, have supported the demand for new homes. Apart from January, each month of the year thus far has recorded year-over-year gains in single-detached starts. Within Edmonton City limits, starts increased 17 per cent from 279 units in May 2012 to 327 units in May 2013. For the year thus far, there have been 2,211 single-detached starts in the Edmonton CMA, up seven per cent from corresponding levels in 2012.

The supply of single-detached units, which includes units under construction and those in inventory, increased 13 per cent to reach 4,426 units in May 2013, up from 3,918 units in May 2012. The increase was brought on by both higher inventory levels and units under construction. In May, there were 3,803 units under construction, while single-detached inventory was at 623 units. This represented year-over-year increases of 12 and 16 per cent, respectively.

The median absorbed price for single-detached units, which is less influenced by extreme values when compared to the average, was $450,060 in May 2013. This represents a two per cent decline from the previous year where the median price was $460,946. In contrast, the average single-detached price experienced an increase of two per cent to $510,644 in May 2013, up from $501,465 in May 2012. This was in part due to a shift in composition as a greater proportion of absorptions in the higher price ranges occurred compared to one year prior. On a year-to-date basis, the average absorbed price in the Edmonton CMA was one per cent higher than the same period in 2012, reaching $512,408 to the end of May 2013.

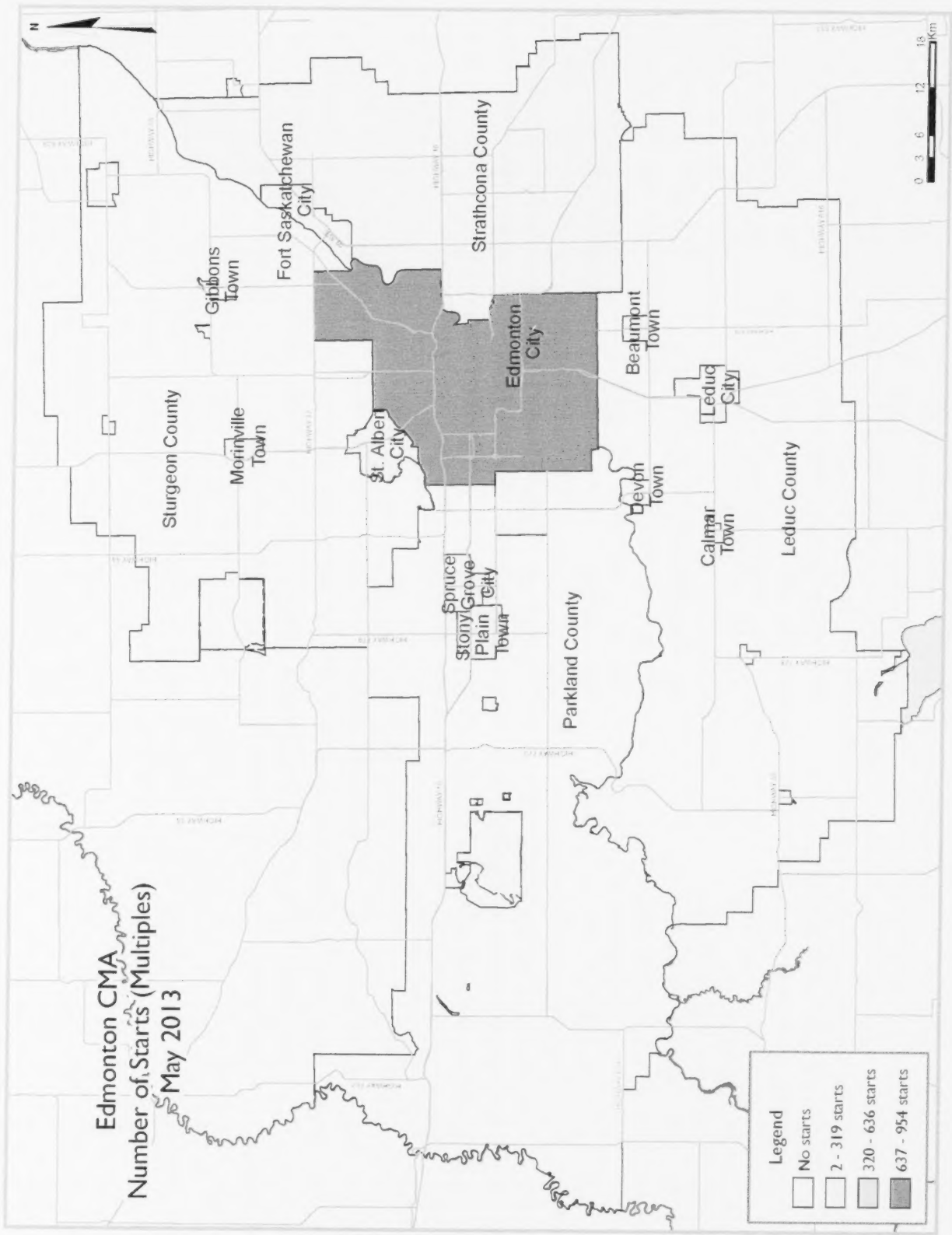
Multi-family starts in the Edmonton CMA, which include semi-detached units, rows, and apartments, totalled 1,338 units in May compared to 749 in May 2012. All segments in the multi-family sector recorded year-over-year increases with the most notable gain being in apartment starts. There were 920 apartment units started in May 2013, more than double the 449 apartment starts recorded one year prior. On a year-to-date basis, starts for multi-family units across the Edmonton CMA rose 71 per cent to total 4,005 units to the end of May 2013, compared to 2,345 starts over the same period in 2012.

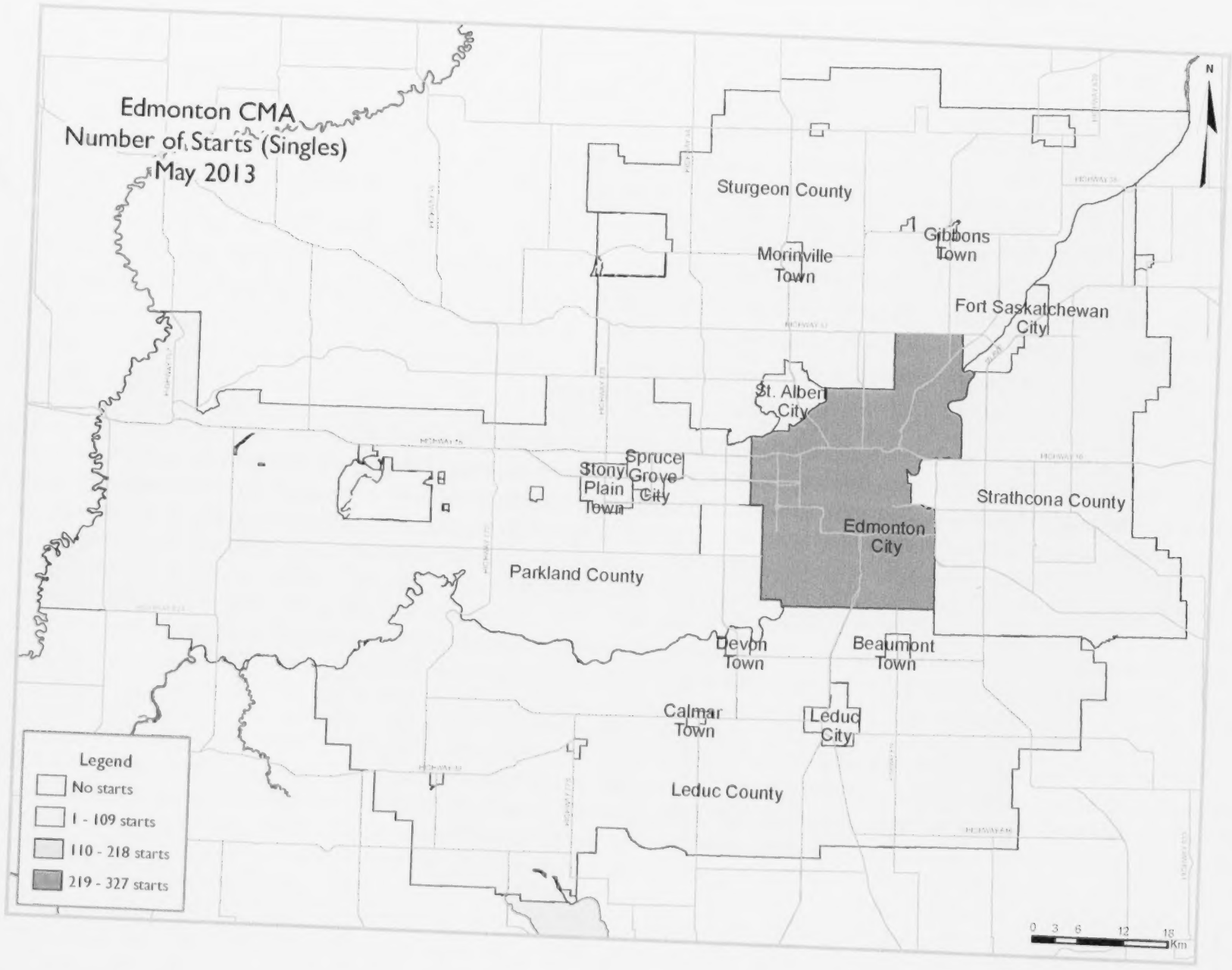
Figure 3

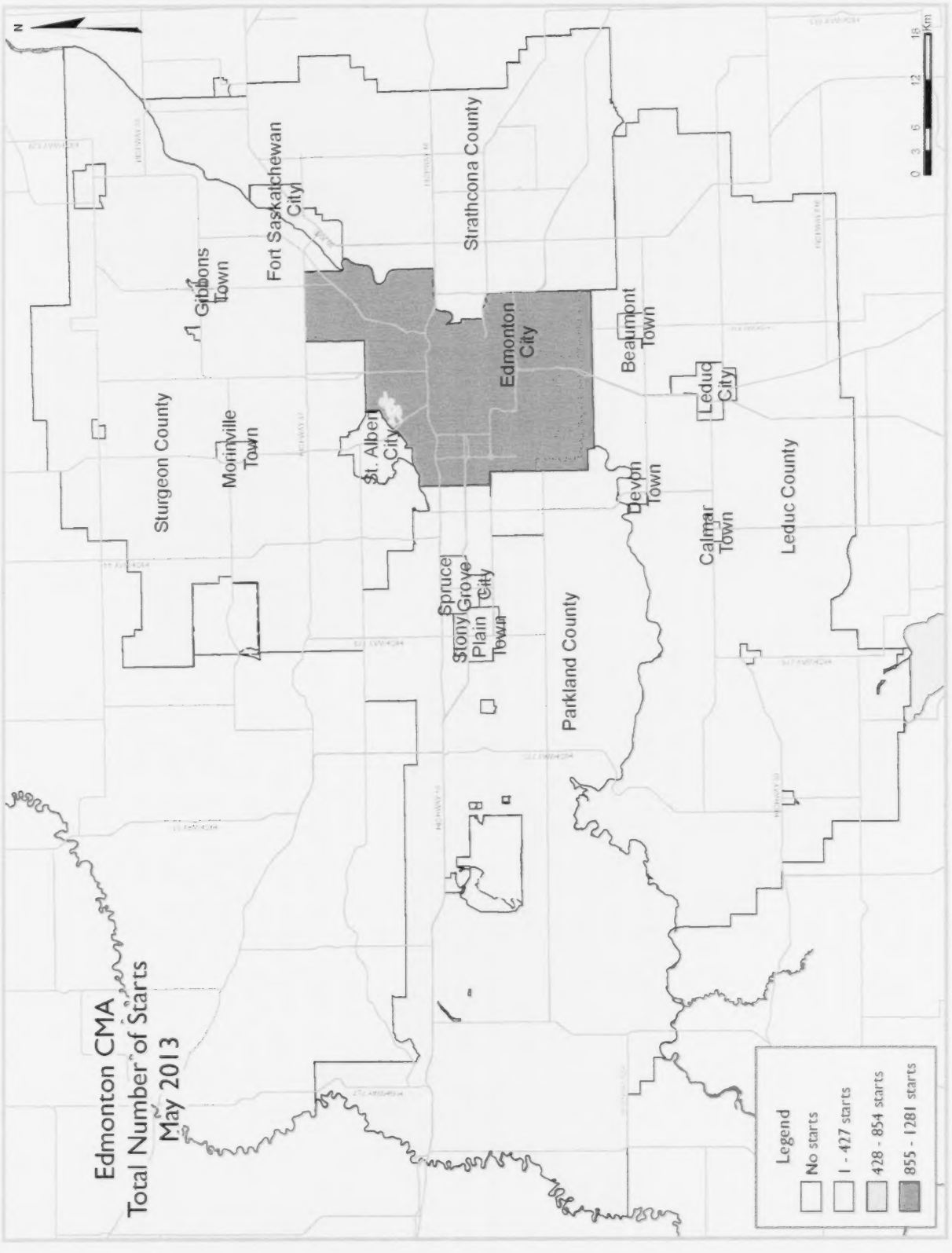


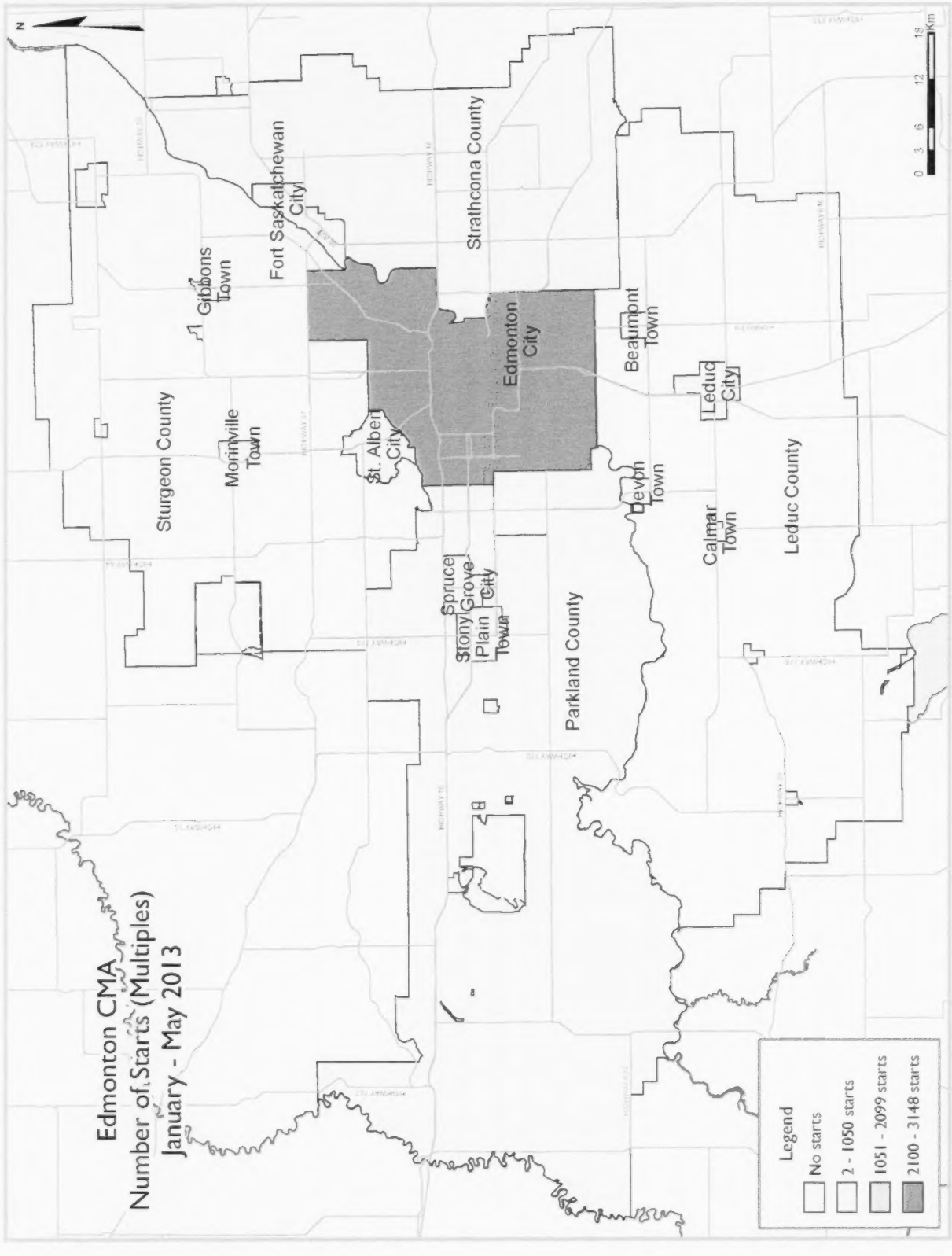
Source: CMHC

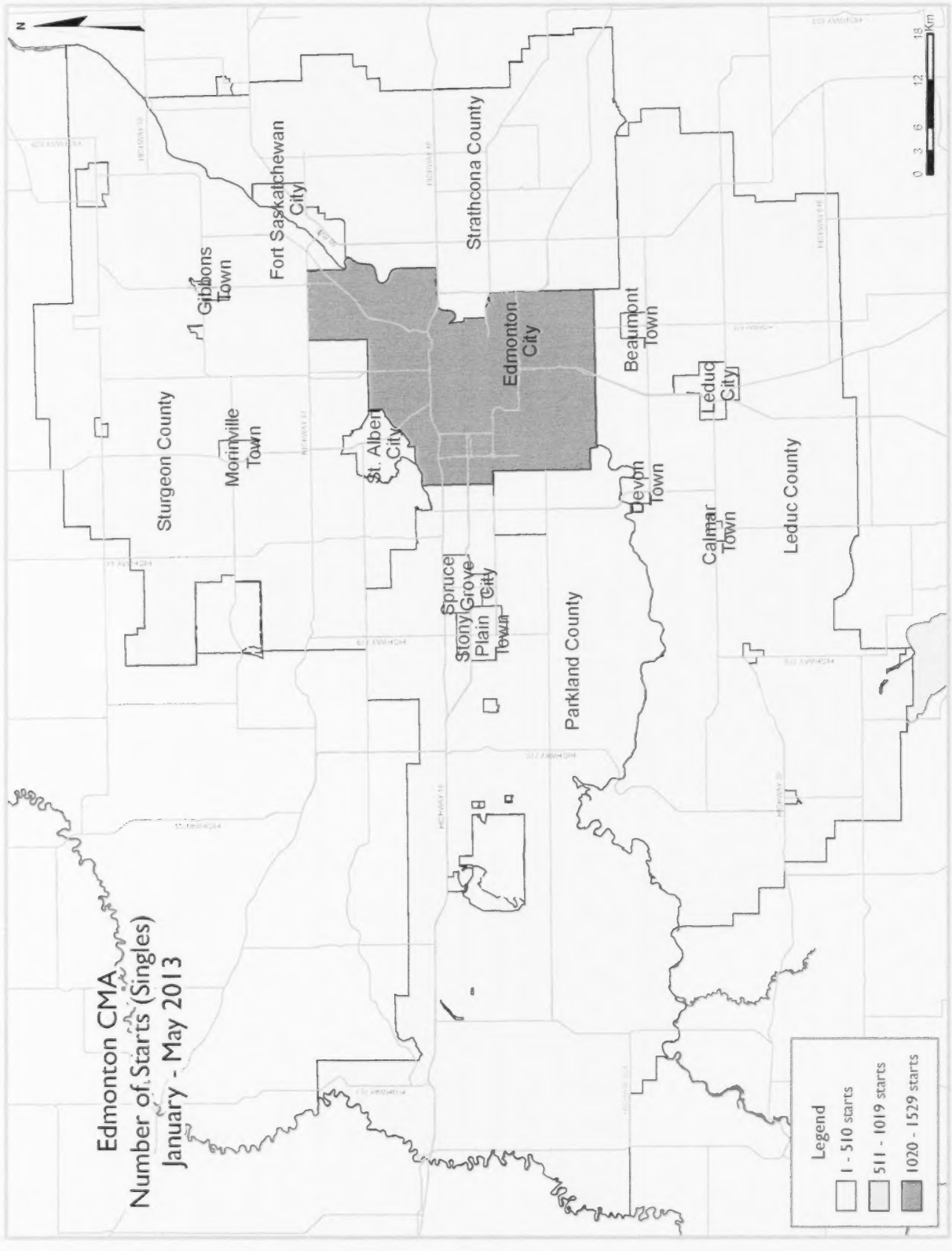
The level of multi-family inventory for ownership tenure in May 2013 declined ten per cent year-over-year to 760 units. While semi-detached ownership inventory increased, both row and apartment inventories declined compared to the previous year. Moving forward, under construction levels in combination with higher multi-family starts will likely result in upward pressure on ownership inventories as these units reach completion. In May 2013, there were 9,359 multi-family units under construction, up 47 per cent from 6,355 units in May 2012.

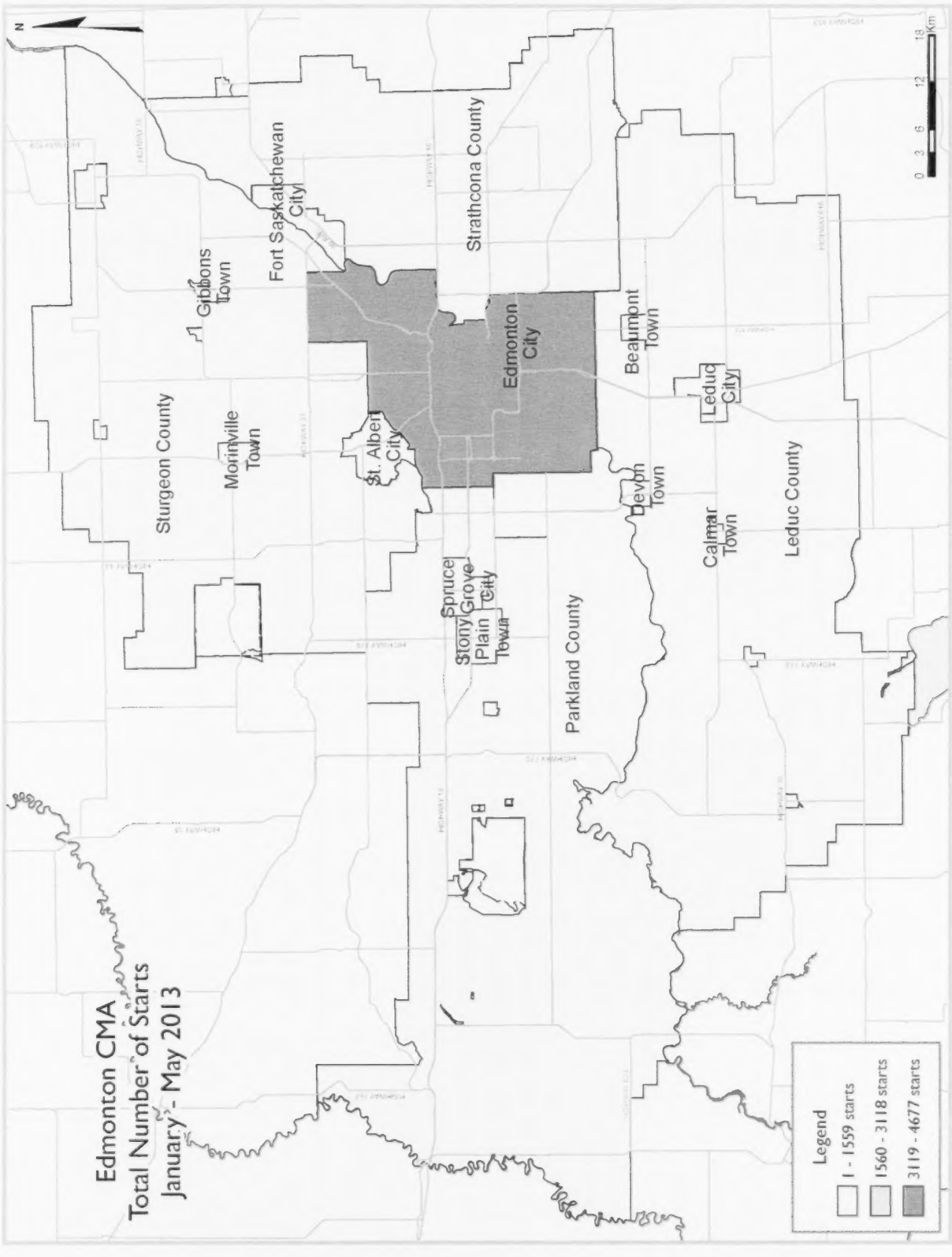

Edmonton CMA
Number of Starts (Multiples)
May 2013
Legend
No starts
2 - 319 starts
320 - 636 starts
637 - 954 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
May 2013
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 109 starts
110 - 218 starts
219 - 327 starts
N
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
May 2013
N
0 3 6 12 18 Km
Legend
No starts
1 - 427 starts
428 - 854 starts
855 - 1281 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - May 2013
Legend
No starts
2 - 1050 starts
1051 - 2099 starts
2100 - 3148 starts
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - May 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
1 - 510 starts
511 - 1019 starts
1020 - 1529 starts


Edmonton CMA
Total Number of Starts
January - May 2013
Legend
1 - 1559 starts
1560 - 3118 starts
3119 - 4677 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	526	176	47	0	136	531	59	389	1,864
May 2012	497	170	12	0	110	268	8	181	1,246
% Change	5.8	3.5	**	n/a	23.6	98.1	**	114.9	49.6
Year-to-date 2013	2,210	754	190	1	441	1,625	75	920	6,216
Year-to-date 2012	2,070	716	83	3	379	381	12	774	4,418
% Change	6.8	5.3	128.9	-66.7	16.4	**	**	18.9	40.7
UNDER CONSTRUCTION									
May 2013	3,792	1,340	240	3	1,051	4,609	95	2,032	13,162
May 2012	3,368	1,004	141	5	920	2,893	33	1,373	9,737
% Change	12.6	33.5	70.2	-40.0	14.2	59.3	187.9	48.0	35.2
COMPLETIONS									
May 2013	452	158	11	2	124	30	0	222	999
May 2012	477	154	22	2	53	267	0	0	975
% Change	-5.2	2.6	-50.0	0.0	134.0	-88.8	n/a	n/a	2.5
Year-to-date 2013	2,151	754	87	4	427	546	24	1,073	5,066
Year-to-date 2012	2,074	544	34	9	334	446	8	325	3,774
% Change	3.7	38.6	155.9	-55.6	27.8	22.4	200.0	**	34.2
COMPLETED & NOT ABSORBED									
May 2013	623	188	23	0	145	404	n/a	n/a	1,383
May 2012	534	124	22	2	202	499	n/a	n/a	1,383
% Change	16.7	51.6	4.5	-100.0	-28.2	-19.0	n/a	n/a	0.0
ABSORBED									
May 2013	503	162	16	2	132	61	n/a	n/a	876
May 2012	493	128	22	2	56	253	n/a	n/a	954
% Change	2.0	26.6	-27.3	0.0	135.7	-75.9	n/a	n/a	-8.2
Year-to-date 2013	2,138	726	88	4	446	617	n/a	n/a	4,019
Year-to-date 2012	2,151	541	30	7	283	501	n/a	n/a	3,513
% Change	-0.6	34.2	193.3	-42.9	57.6	23.2	n/a	n/a	14.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2013	327	148	35	0	120	531	8	112	1,281
May 2012	279	126	4	0	100	268	0	112	889
Beaumont Town									
May 2013	9	0	0	0	0	0	0	104	113
May 2012	27	0	0	0	0	0	0	0	27
Devon Town									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2013	21	12	0	0	0	0	51	0	84
May 2012	24	0	0	0	2	0	0	0	26
Leduc City									
May 2013	32	2	0	0	0	0	0	0	34
May 2012	28	2	0	0	0	0	0	0	30
Leduc County									
May 2013	7	0	0	0	0	0	0	0	7
May 2012	2	0	0	0	0	0	0	0	2
Morinville Town									
May 2013	7	0	4	0	0	0	0	0	11
May 2012	6	0	0	0	4	0	0	0	10
Parkland County									
May 2013	17	0	0	0	0	0	0	0	17
May 2012	23	0	0	0	0	0	0	0	23
Spruce Grove City									
May 2013	36	8	8	0	6	0	0	0	58
May 2012	23	18	8	0	0	0	0	0	49
St. Albert City									
May 2013	19	4	0	0	0	0	0	173	196
May 2012	21	12	0	0	0	0	0	0	33
Stony Plain Town									
May 2013	6	2	0	0	0	0	0	0	8
May 2012	12	0	0	0	0	0	0	0	12
Strathcona County									
May 2013	31	0	0	0	10	0	0	0	41
May 2012	33	12	0	0	4	0	0	69	118
Sturgeon County									
May 2013	10	0	0	0	0	0	0	0	10
May 2012	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
May 2013	3	0	0	0	0	0	0	0	3
May 2012	6	0	0	0	0	0	8	0	14
Edmonton CMA									
May 2013	526	176	47	0	136	531	59	389	1,864
May 2012	497	170	12	0	110	268	8	181	1,246

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2013	2,487	1,042	151	3	861	4,285	40	1,543	10,412
May 2012	1,947	734	87	5	705	2,562	17	887	6,944
Beaumont Town									
May 2013	138	26	27	0	0	0	0	104	295
May 2012	198	10	3	0	0	0	0	66	277
Devon Town									
May 2013	7	0	0	0	5	0	0	0	12
May 2012	7	0	0	0	5	0	0	0	12
Fort Saskatchewan City									
May 2013	135	42	0	0	8	0	51	0	236
May 2012	149	32	4	0	6	0	0	0	191
Leduc City									
May 2013	193	68	15	0	26	160	0	0	462
May 2012	216	82	0	0	32	0	4	0	334
Leduc County									
May 2013	98	0	0	0	0	0	0	0	98
May 2012	75	2	0	0	0	0	0	0	77
Morinville Town									
May 2013	35	4	15	0	23	0	0	0	77
May 2012	33	0	4	0	23	0	0	0	60
Parkland County									
May 2013	124	8	0	0	0	0	0	0	132
May 2012	107	4	0	0	0	0	0	0	111
Spruce Grove City									
May 2013	119	62	32	0	19	92	0	143	467
May 2012	101	62	43	0	18	99	0	103	426
St. Albert City									
May 2013	103	14	0	0	0	72	0	173	362
May 2012	135	20	0	0	0	0	0	214	369
Stony Plain Town									
May 2013	51	46	0	0	28	0	0	0	125
May 2012	44	16	0	0	36	0	0	0	96
Strathcona County									
May 2013	208	28	0	0	81	0	0	69	386
May 2012	217	40	0	0	95	232	0	103	687
Sturgeon County									
May 2013	57	0	0	0	0	0	0	0	57
May 2012	97	0	0	0	0	0	0	0	97
Remainder of the CMA									
May 2013	37	0	0	0	0	0	4	0	41
May 2012	42	2	0	0	0	0	12	0	56
Edmonton CMA									
May 2013	3,792	1,340	240	3	1,051	4,609	95	2,032	13,162
May 2012	3,368	1,004	141	5	920	2,893	33	1,373	9,737

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2013	267	106	11	2	100	30	0	112	628
May 2012	280	104	22	2	33	267	0	0	708
Beaumont Town									
May 2013	16	2	0	0	0	0	0	0	18
May 2012	15	6	0	0	0	0	0	0	21
Devon Town									
May 2013	5	0	0	0	0	0	0	0	5
May 2012	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
May 2013	21	8	0	0	0	0	0	0	29
May 2012	16	14	0	0	0	0	0	0	30
Leduc City									
May 2013	37	18	0	0	6	0	0	0	61
May 2012	5	6	0	0	0	0	0	0	11
Leduc County									
May 2013	9	0	0	0	0	0	0	0	9
May 2012	7	0	0	0	0	0	0	0	7
Morinville Town									
May 2013	7	0	0	0	0	0	0	0	7
May 2012	3	0	0	0	4	0	0	0	7
Parkland County									
May 2013	12	2	0	0	0	0	0	0	14
May 2012	39	0	0	0	0	0	0	0	39
Spruce Grove City									
May 2013	14	12	0	0	0	0	0	0	26
May 2012	25	12	0	0	16	0	0	0	53
St. Albert City									
May 2013	10	0	0	0	0	0	0	79	89
May 2012	17	0	0	0	0	0	0	0	17
Stony Plain Town									
May 2013	9	4	0	0	0	0	0	0	13
May 2012	15	6	0	0	0	0	0	0	21
Strathcona County									
May 2013	32	6	0	0	18	0	0	0	56
May 2012	34	4	0	0	0	0	0	0	38
Sturgeon County									
May 2013	10	0	0	0	0	0	0	0	10
May 2012	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
May 2013	3	0	0	0	0	0	0	31	34
May 2012	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2013	452	158	11	2	124	30	0	222	999
May 2012	477	154	22	2	53	267	0	0	975

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2013	313	115	15	0	76	248	n/a	n/a	767
May 2012	251	80	11	0	89	349	n/a	n/a	780
Beaumont Town									
May 2013	34	3	1	0	0	0	n/a	n/a	38
May 2012	20	2	0	0	3	0	n/a	n/a	25
Devon Town									
May 2013	3	0	0	0	1	0	n/a	n/a	4
May 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
May 2013	59	6	0	0	5	26	n/a	n/a	96
May 2012	47	11	0	1	15	38	n/a	n/a	112
Leduc City									
May 2013	33	19	0	0	0	17	n/a	n/a	69
May 2012	38	8	0	0	5	18	n/a	n/a	69
Leduc County									
May 2013	3	0	0	0	0	0	n/a	n/a	3
May 2012	2	0	0	0	0	0	n/a	n/a	2
Morinville Town									
May 2013	18	0	2	0	13	0	n/a	n/a	33
May 2012	15	0	2	0	32	0	n/a	n/a	49
Parkland County									
May 2013	10	2	0	0	0	0	n/a	n/a	12
May 2012	15	3	0	0	0	0	n/a	n/a	18
Spruce Grove City									
May 2013	32	19	5	0	29	0	n/a	n/a	85
May 2012	37	11	9	1	31	0	n/a	n/a	89
St. Albert City									
May 2013	35	0	0	0	0	23	n/a	n/a	58
May 2012	31	0	0	0	0	37	n/a	n/a	68
Stony Plain Town									
May 2013	29	18	0	0	5	42	n/a	n/a	94
May 2012	23	1	0	0	3	56	n/a	n/a	83
Strathcona County									
May 2013	49	6	0	0	16	48	n/a	n/a	119
May 2012	51	6	0	0	19	0	n/a	n/a	76
Sturgeon County									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
May 2013	5	0	0	0	0	0	n/a	n/a	5
May 2012	3	2	0	0	4	1	n/a	n/a	10
Edmonton CMA									
May 2013	623	188	23	0	145	404	n/a	n/a	1,383
May 2012	534	124	22	2	202	499	n/a	n/a	1,383

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2013	299	105	11	2	104	47	n/a	n/a	568
May 2012	284	77	20	2	35	249	n/a	n/a	667
Beaumont Town									
May 2013	18	1	1	0	0	0	n/a	n/a	20
May 2012	17	6	0	0	0	0	n/a	n/a	23
Devon Town									
May 2013	2	0	0	0	0	0	n/a	n/a	2
May 2012	1	2	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
May 2013	15	12	0	0	0	0	n/a	n/a	27
May 2012	17	14	0	0	2	1	n/a	n/a	34
Leduc City									
May 2013	38	19	0	0	7	0	n/a	n/a	64
May 2012	7	5	0	0	4	2	n/a	n/a	18
Leduc County									
May 2013	7	0	0	0	0	0	n/a	n/a	7
May 2012	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
May 2013	6	0	0	0	2	0	n/a	n/a	8
May 2012	8	2	2	0	2	0	n/a	n/a	14
Parkland County									
May 2013	14	3	0	0	0	0	n/a	n/a	17
May 2012	37	0	0	0	0	0	n/a	n/a	37
Spruce Grove City									
May 2013	32	18	4	0	1	0	n/a	n/a	55
May 2012	19	11	0	0	10	0	n/a	n/a	40
St. Albert City									
May 2013	12	0	0	0	0	1	n/a	n/a	13
May 2012	17	0	0	0	0	0	n/a	n/a	17
Stony Plain Town									
May 2013	14	1	0	0	0	10	n/a	n/a	25
May 2012	14	7	0	0	1	1	n/a	n/a	23
Strathcona County									
May 2013	35	3	0	0	18	3	n/a	n/a	59
May 2012	39	4	0	0	2	0	n/a	n/a	45
Sturgeon County									
May 2013	10	0	0	0	0	0	n/a	n/a	10
May 2012	19	0	0	0	0	0	n/a	n/a	19
Remainder of the CMA									
May 2013	1	0	0	0	0	0	n/a	n/a	1
May 2012	5	0	0	0	0	0	n/a	n/a	5
Edmonton CMA									
May 2013	503	162	16	2	132	61	n/a	n/a	876
May 2012	493	128	22	2	56	253	n/a	n/a	954

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Edmonton City	327	279	154	132	157	98	643	380	1,281	889	44.1
Beaumont Town	9	27	0	0	0	0	104	0	113	27	**
Calmar Town	0	1	0	0	0	8	0	0	0	9	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	21	24	12	2	51	0	0	0	84	26	**
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	32	28	2	2	0	0	0	0	34	30	13.3
Leduc County	7	2	0	0	0	0	0	0	7	2	**
Morinville Town	7	6	0	0	4	4	0	0	11	10	10.0
Parkland County	17	23	0	0	0	0	0	0	17	23	-26.1
Spruce Grove City	36	23	8	18	14	8	0	0	58	49	18.4
St. Albert City	19	21	4	12	0	0	173	0	196	33	**
Stony Plain Town	6	12	2	0	0	0	0	0	8	12	-33.3
Strathcona County	31	33	0	12	10	4	0	69	41	118	-65.3
Sturgeon County	10	13	0	0	0	0	0	0	10	13	-23.1
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
Edmonton CMA	526	497	182	178	236	122	920	449	1,864	1,246	49.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,529	1,280	604	552	522	315	2,022	922	4,677	3,069	52.4
Beaumont Town	51	66	14	8	20	3	104	0	189	77	145.5
Calmar Town	2	5	0	0	0	8	0	0	2	13	-84.6
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	81	96	24	28	51	4	0	0	156	128	21.9
Gibbons Town	5	2	0	0	0	0	0	0	5	2	150.0
Leduc City	117	115	40	48	7	12	0	0	164	175	-6.3
Leduc County	28	16	0	0	0	0	0	0	28	16	75.0
Morinville Town	18	22	2	2	15	4	0	0	35	28	25.0
Parkland County	42	53	2	2	0	0	0	0	44	55	-20.0
Spruce Grove City	84	94	36	52	38	43	143	0	301	189	59.3
St. Albert City	58	79	4	12	0	0	245	118	307	209	46.9
Stony Plain Town	33	49	20	16	0	0	0	0	53	65	-18.5
Strathcona County	127	144	40	50	21	31	0	115	188	340	-44.7
Sturgeon County	31	36	0	0	0	0	0	0	31	36	-13.9
Remainder of the CMA	4	16	0	0	0	0	31	0	35	16	118.8
Edmonton CMA	2,211	2,073	786	770	674	420	2,545	1,155	6,216	4,418	40.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Edmonton City	151	98	6	0	531	268	112	112
Beaumont Town	0	0	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	51	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	14	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	173	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	4	0	0	0	0	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	179	114	57	8	531	268	389	181

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	500	311	22	4	1,522	335	500	587
Beaumont Town	20	3	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	51	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	12	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	15	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	38	43	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	173	118
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	21	31	0	0	0	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	601	408	73	12	1,625	381	920	774

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Edmonton City	510	409	651	368	120	112	1,281	889
Beaumont Town	9	27	0	0	104	0	113	27
Calmar Town	0	1	0	0	0	8	0	9
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	33	24	0	2	51	0	84	26
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	34	30	0	0	0	0	34	30
Leduc County	7	2	0	0	0	0	7	2
Morinville Town	11	6	0	4	0	0	11	10
Parkland County	17	23	0	0	0	0	17	23
Spruce Grove City	52	49	6	0	0	0	58	49
St. Albert City	23	33	0	0	173	0	196	33
Stony Plain Town	8	12	0	0	0	0	8	12
Strathcona County	31	45	10	4	0	69	41	118
Sturgeon County	10	13	0	0	0	0	10	13
Remainder of the CMA	1	5	0	0	0	0	1	5
Edmonton CMA	749	679	667	378	448	189	1,864	1,246

Table 2.5: Starts by Submarket and by Intended Market January - May 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	2,243	1,842	1,910	636	524	591	4,677	3,069
Beaumont Town	85	77	0	0	104	0	189	77
Calmar Town	2	5	0	0	0	8	2	13
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	103	122	2	6	51	0	156	128
Gibbons Town	5	2	0	0	0	0	5	2
Leduc City	157	163	7	12	0	0	164	175
Leduc County	28	16	0	0	0	0	28	16
Morinville Town	31	24	4	4	0	0	35	28
Parkland County	44	55	0	0	0	0	44	55
Spruce Grove City	152	177	6	12	143	0	301	189
St. Albert City	62	91	72	0	173	118	307	209
Stony Plain Town	53	65	0	0	0	0	53	65
Strathcona County	153	178	35	93	0	69	188	340
Sturgeon County	31	36	0	0	0	0	31	36
Remainder of the CMA	4	16	31	0	0	0	35	16
Edmonton CMA	3,154	2,869	2,067	763	995	786	6,216	4,418

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Edmonton City	269	282	110	114	107	45	142	267	628	708	-11.3
Beaumont Town	16	15	2	6	0	0	0	0	18	21	-14.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	5	0	0	2	0	0	0	0	5	2	150.0
Fort Saskatchewan City	21	16	8	14	0	0	0	0	29	30	-3.3
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	37	5	18	6	6	0	0	0	61	11	**
Leduc County	9	7	0	0	0	0	0	0	9	7	28.6
Morinville Town	7	3	0	0	0	4	0	0	7	7	0.0
Parkland County	12	39	2	0	0	0	0	0	14	39	-64.1
Spruce Grove City	14	25	12	28	0	0	0	0	26	53	-50.9
St. Albert City	10	17	0	0	0	0	79	0	89	17	**
Stony Plain Town	9	15	4	6	0	0	0	0	13	21	-38.1
Strathcona County	32	34	14	4	10	0	0	0	56	38	47.4
Sturgeon County	10	15	0	0	0	0	0	0	10	15	-33.3
Remainder of the CMA	2	5	0	0	0	0	31	0	33	5	**
Edmonton CMA	454	479	170	180	123	49	252	267	999	975	2.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,339	1,344	606	450	339	192	1,268	573	3,552	2,559	38.8
Beaumont Town	85	47	12	12	4	16	0	0	101	75	34.7
Calmar Town	7	2	0	0	8	0	0	0	15	2	**
Devon Town	5	4	0	2	0	0	0	0	5	6	-16.7
Fort Saskatchewan City	94	78	26	42	4	0	0	71	124	191	-35.1
Gibbons Town	9	7	0	0	0	0	0	0	9	7	28.6
Leduc City	124	39	50	26	14	4	0	127	188	196	-4.1
Leduc County	34	33	0	0	0	0	0	0	34	33	3.0
Morinville Town	22	30	0	4	4	32	0	0	26	66	-60.6
Parkland County	64	86	2	2	0	0	0	0	66	88	-25.0
Spruce Grove City	81	73	68	70	55	8	202	0	406	151	168.9
St. Albert City	62	76	0	0	0	0	118	0	180	76	136.8
Stony Plain Town	37	44	22	10	4	0	0	0	63	54	16.7
Strathcona County	116	140	28	28	46	18	0	0	190	186	2.2
Sturgeon County	61	61	0	0	0	0	0	0	61	61	0.0
Remainder of the CMA	15	19	0	0	0	4	31	0	46	23	100.0
Edmonton CMA	2,155	2,083	814	646	478	274	1,619	771	5,066	3,774	34.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Edmonton City	107	45	0	0	30	267	112	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	79	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	31	0
Edmonton CMA	123	49	0	0	30	267	222	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	327	188	12	4	546	446	722	127
Beaumont Town	4	16	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	4	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	55	8	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	46	18	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	458	270	20	4	546	446	1,073	325

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Edmonton City	384	406	132	302	112	0	628	708
Beaumont Town	18	21	0	0	0	0	18	21
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	5	2	0	0	0	0	5	2
Fort Saskatchewan City	29	30	0	0	0	0	29	30
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	55	11	6	0	0	0	61	11
Leduc County	9	7	0	0	0	0	9	7
Morinville Town	7	3	0	4	0	0	7	7
Parkland County	14	39	0	0	0	0	14	39
Spruce Grove City	26	37	0	16	0	0	26	53
St. Albert City	10	17	0	0	79	0	89	17
Stony Plain Town	13	21	0	0	0	0	13	21
Strathcona County	38	38	18	0	0	0	56	38
Sturgeon County	10	15	0	0	0	0	10	15
Remainder of the CMA	2	5	0	0	31	0	33	5
Edmonton CMA	621	653	156	322	222	0	999	975

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,942	1,763	872	663	738	133	3,552	2,559
Beaumont Town	101	59	0	16	0	0	101	75
Calmar Town	7	2	0	0	8	0	15	2
Devon Town	5	6	0	0	0	0	5	6
Fort Saskatchewan City	121	117	3	3	0	71	124	191
Gibbons Town	9	7	0	0	0	0	9	7
Leduc City	174	65	14	4	0	127	188	196
Leduc County	34	33	0	0	0	0	34	33
Morinville Town	26	36	0	28	0	2	26	66
Parkland County	66	88	0	0	0	0	66	88
Spruce Grove City	184	106	20	45	202	0	406	151
St. Albert City	62	76	0	0	118	0	180	76
Stony Plain Town	59	54	4	0	0	0	63	54
Strathcona County	126	160	64	26	0	0	190	186
Sturgeon County	61	61	0	0	0	0	61	61
Remainder of the CMA	15	19	0	4	31	0	46	23
Edmonton CMA	2,992	2,652	977	789	1,097	333	5,066	3,774

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2013	26	8.7	126	42.1	85	28.4	24	8.0	38	12.7	299	448,500	515,301
May 2012	38	13.6	100	35.8	78	28.0	36	12.9	27	9.7	279	450,600	490,029
Year-to-date 2013	133	10.4	518	40.5	367	28.7	116	9.1	146	11.4	1,280	448,150	510,256
Year-to-date 2012	168	12.6	519	38.8	343	25.6	124	9.3	184	13.8	1,338	446,000	501,663
Beaumont Town													
May 2013	0	0.0	7	38.9	9	50.0	2	11.1	0	0.0	18	476,000	476,595
May 2012	0	0.0	11	64.7	3	17.6	3	17.6	0	0.0	17	429,000	462,846
Year-to-date 2013	1	1.3	31	40.3	27	35.1	16	20.8	2	2.6	77	476,000	485,695
Year-to-date 2012	0	0.0	31	51.7	17	28.3	10	16.7	2	3.3	60	444,300	476,730
Calmar Town													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
May 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Fort Saskatchewan City													
May 2013	2	13.3	9	60.0	2	13.3	1	6.7	1	6.7	15	425,000	444,027
May 2012	1	6.3	13	81.3	2	12.5	0	0.0	0	0.0	16	401,950	414,094
Year-to-date 2013	9	10.0	53	58.9	17	18.9	5	5.6	6	6.7	90	427,750	450,932
Year-to-date 2012	6	7.4	59	72.8	11	13.6	4	4.9	1	1.2	81	405,000	423,784
Gibbons Town													
May 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	4	44.4	3	33.3	2	22.2	0	0.0	0	0.0	9	--	--
Year-to-date 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Leduc City													
May 2013	6	15.8	22	57.9	6	15.8	2	5.3	2	5.3	38	408,494	430,360
May 2012	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	--	--
Year-to-date 2013	25	20.2	55	44.4	29	23.4	10	8.1	5	4.0	124	423,294	437,877
Year-to-date 2012	10	22.2	15	33.3	11	24.4	6	13.3	3	6.7	45	434,000	461,819
Leduc County													
May 2013	0	0.0	2	28.6	0	0.0	3	42.9	2	28.6	7	--	--
May 2012	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	--	--
Year-to-date 2013	4	12.5	6	18.8	7	21.9	7	21.9	8	25.0	32	546,710	537,050
Year-to-date 2012	5	15.6	12	37.5	7	21.9	2	6.3	6	18.8	32	436,750	472,154
Morinville Town													
May 2013	0	0.0	4	80.0	0	0.0	1	20.0	0	0.0	5	--	--
May 2012	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2013	0	0.0	18	90.0	1	5.0	1	5.0	0	0.0	20	407,500	408,405
Year-to-date 2012	6	18.8	20	62.5	6	18.8	0	0.0	0	0.0	32	404,450	405,488

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2013	1	20.0	0	0.0	0	0.0	1	20.0	3	60.0	5	--	--
May 2012	2	11.8	1	5.9	2	11.8	5	29.4	7	41.2	17	604,000	599,761
Year-to-date 2013	3	13.0	2	8.7	1	4.3	4	17.4	13	56.5	23	750,000	708,143
Year-to-date 2012	5	13.2	2	5.3	4	10.5	5	13.2	22	57.9	38	694,500	682,536
Spruce Grove City													
May 2013	6	18.8	9	28.1	12	37.5	3	9.4	2	6.3	32	451,530	455,037
May 2012	2	11.1	5	27.8	3	16.7	6	33.3	2	11.1	18	514,626	521,847
Year-to-date 2013	12	13.2	31	34.1	31	34.1	11	12.1	6	6.6	91	451,063	464,519
Year-to-date 2012	8	11.0	29	39.7	20	27.4	13	17.8	3	4.1	73	449,305	471,100
St. Albert City													
May 2013	0	0.0	2	18.2	2	18.2	4	36.4	3	27.3	11	588,000	600,645
May 2012	0	0.0	5	31.3	6	37.5	4	25.0	1	6.3	16	491,000	510,163
Year-to-date 2013	0	0.0	9	15.0	21	35.0	11	18.3	19	31.7	60	559,400	596,002
Year-to-date 2012	0	0.0	13	17.1	32	42.1	17	22.4	14	18.4	76	530,650	558,849
Stony Plain Town													
May 2013	1	7.1	10	71.4	2	14.3	0	0.0	1	7.1	14	395,955	411,566
May 2012	0	0.0	7	50.0	4	28.6	1	7.1	2	14.3	14	441,297	516,626
Year-to-date 2013	4	10.8	23	62.2	7	18.9	0	0.0	3	8.1	37	399,999	436,593
Year-to-date 2012	5	12.8	21	53.8	9	23.1	1	2.6	3	7.7	39	411,083	447,887
Strathcona County													
May 2013	1	3.1	6	18.8	11	34.4	7	21.9	7	21.9	32	532,000	597,844
May 2012	0	0.0	7	19.4	15	41.7	10	27.8	4	11.1	36	517,500	537,083
Year-to-date 2013	4	3.1	27	21.1	46	35.9	23	18.0	28	21.9	128	513,000	628,626
Year-to-date 2012	2	1.4	27	18.5	48	32.9	32	21.9	37	25.3	146	538,000	615,743
Sturgeon County													
May 2013	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	620,000	649,000
May 2012	0	0.0	2	10.5	3	15.8	4	21.1	10	52.6	19	650,000	638,368
Year-to-date 2013	3	4.9	6	9.8	18	29.5	18	29.5	16	26.2	61	580,000	637,131
Year-to-date 2012	12	19.4	7	11.3	10	16.1	13	21.0	20	32.3	62	575,000	570,226
Remainder of the CMA													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	5	45.5	3	27.3	0	0.0	2	18.2	1	9.1	11	350,000	408,400
Year-to-date 2012	6	60.0	1	10.0	0	0.0	1	10.0	2	20.0	10	342,750	442,550
Edmonton CMA													
May 2013	44	9.0	198	40.5	131	26.8	53	10.8	63	12.9	489	450,060	510,644
May 2012	47	10.2	161	35.0	125	27.2	71	15.4	56	12.2	460	460,946	501,465
Year-to-date 2013	214	10.4	786	38.3	575	28.0	224	10.9	253	12.3	2,052	451,500	512,408
Year-to-date 2012	238	11.6	763	37.3	520	25.4	229	11.2	297	14.5	2,047	453,000	507,468

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	515,301	490,029	5.2	510,256	501,663	1.7
Beaumont Town	476,595	462,846	3.0	485,695	476,730	1.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	444,027	414,094	7.2	450,932	423,784	6.4
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	430,360	--	n/a	437,877	461,819	-5.2
Leduc County	--	--	n/a	537,050	472,154	13.7
Morinville Town	--	--	n/a	408,405	405,488	0.7
Parkland County	--	599,761	n/a	708,143	682,536	3.8
Spruce Grove City	455,037	521,847	-12.8	464,519	471,100	-1.4
St. Albert City	600,645	510,163	17.7	596,002	558,849	6.6
Stony Plain Town	411,566	516,626	-20.3	436,593	447,887	-2.5
Strathcona County	597,844	537,083	11.3	628,626	615,743	2.1
Sturgeon County	649,000	638,368	1.7	637,131	570,226	11.7
Remainder of the CMA	--	--	n/a	408,400	442,550	-7.7
Edmonton CMA	510,644	501,465	1.8	512,408	507,468	1.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	337,551
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	344,033
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	348,916
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,546
	May	2,151	-0.2	1,504	3,734	2,613	57.6	350,921	1.1	339,527
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	YTD 2012	7,813	9.3		15,327			336,033	3.5	
	YTD 2013	8,010	2.5		14,242			344,084	2.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14		129.7	704	4.5	72.4	1,048
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
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